

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICENATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY

RECEIVED JUL 1 1980

DATE ENTERED

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS**1 NAME**

HISTORIC

Stockbridge House

AND/OR COMMON

Amarillo Motel

2 LOCATION

STREET & NUMBER

2801 West Colorado Avenue

-- NOT FOR PUBLICATION

CITY, TOWN

Colorado Springs

CONGRESSIONAL DISTRICT

5

-- VICINITY OF

STATE

Colorado

CODE

08

COUNTY

El Paso

CODE

041

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME

Richard and Joan Gran

STREET & NUMBER

2801 West Colorado Avenue

CITY, TOWN

Colorado Springs

STATE

Colorado 80904

-- VICINITY OF

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,

REGISTRY OF DEEDS, ETC.

El Paso County Clerk and Recorders Office

STREET & NUMBER

Centennial Building, 200 S. Cascade Avenue

CITY, TOWN

Colorado Springs

STATE

Colorado 80901

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Colorado Inventory of Historic Sites (21/04/0040) (5EP166)

DATE

Ongoing

 FEDERAL STATE COUNTY LOCALDEPOSITORY FOR
SURVEY RECORDS

Colorado Historical Society, 1300 Broadway

CITY, TOWN

Denver

STATE

Colorado 80203

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Situated on the corner of 28th Street and Colorado Avenue in Colorado Springs, the Stockbridge House is a unique and noteworthy residential structure. Unlike most houses built in Colorado during the late eighteenth century, this building has many features of the Richardsonian Romanesque style of architecture. While unusual, its massive appearance and fortress-like styling is an appropriate embodiment of Charles Stockbridge's resolve to construct a house that "fire, hail or the wrath of his fellow citizens could not destroy."¹

The Stockbridge House in its original form was a simple rectangular-shaped two-story building. During the 1960s, however, a small one-story cinder block addition was attached to the west side of the structure. Fortunately a turret which runs the length of the building on this side was not disturbed. Additionally an aluminum and fiber-glass awning, similar to the roof of the addition, was attached to the rear of the building.

As noted, the brick and stone exterior of the structure exemplifies the Richardsonian Romanesque architectural influence. Rough cut stone forms the building's quoins and large round arches above the second story windows on the north and east facade. A band of continuous stone trim heads the windows and the sills on the second floor. A similar stone band heads the windows of the first floor and rock-faced stone forms individual sills at this level. Also on the ground floor a large semi-elliptical-shaped window is framed with alternating voussoirs made of textured stone.

The building was constructed by Stockbridge so that it would be fire-proof. Consequently the walls are eighteen inches thick and the roof is metal. The roof is flat with a slight parapet along the front and sides. The roof line is embellished with Queen Anne style brick corbelling and trimmed with decorative wrought iron cresting. Decorative ironwork also enclosed the small balcony above the front entrance.

The interior of the Stockbridge House also has many significant features. Despite years of indifference and neglect, the high quality craftsmanship of the building's original construction is still evident. Of particular note is the beautiful woodwork found throughout the house on the doors, stairs and moldings. Light and dark inlaid wood creates a striking entry hall floor. An elaborately carved wood, tile and brass fireplace runs from floor to ceiling in the living room. In another small room on the ground floor cherry wood has been used to panel the walls and ceilings. Also in this room and throughout the building, stained glass decorates the windows. Stained glass also is found repeatedly in the transoms of the interior and exterior doors. Many of the building's early light fixtures remain in the house, as does most of the door and window hardware.

¹Lorene Baker Englert, "History of a Site" (speech given before the Historical Society of the Pikes Peak Region, Colorado Springs, Colorado, August 21, 1951).

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input checked="" type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input checked="" type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES Constructed 1891 BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The Stockbridge House is significant primarily for its representation of the Western Victorian eclectic style of architecture and as the home of Charles Stockbridge, the first mayor of Colorado City. The Stockbridge House is also significant because of its site history; it was the site of the first building and hotel constructed in Colorado City.

Colorado City, located at the base of Pikes Peak, was founded in 1859. It was one of Colorado's original settlements and its first territorial capitol. On the site of what is now the Amarillo motel, Colorado City's first building was constructed, a hand hewn log house, built by Anthony Bott and Charles Persall, prominent figures in Colorado City's early history and members of the Colorado City Town Site Company. This organization originally platted the town. In 1861, two years after its construction, the log house was replaced with Colorado City's first hotel, the El Paso House. The hotel opened for business only four days after the territorial legislature adjourned to Denver because of poor accommodations and working conditions. Many believe Colorado City would have retained the capitol if the hotel had been completed in time.

Charles Stockbridge came to the Pikes Peak region in the early 1870s. He learned of Colorado while in his native country, England, and emigrated to the state as did many other British citizens during this period. A young man in his late twenties, Stockbridge initially tried several different kinds of employment including things as varied as horticulture and Indian trading. After familiarizing himself with the opportunities and prospects in the Pikes Peak region, he established himself in the real estate and money lending businesses.

Although his business interests were largely in the newly incorporated Colorado Springs, Stockbridge settled in Colorado City. The father of a large family, Stockbridge bought the El Paso House (called the Baird and Smith Hotel when he purchased it) for his home. Stockbridge's decision to live in Colorado City was perhaps related to the fact that there was no restriction in the town on the production or sale of liquor as there was in Colorado Springs. Whatever his reasoning, Stockbridge soon organized the El Paso County Brewery Company. He located the operation across the street from his home. Purported to be connected to the house by underground tunnels, the business quickly grew to be the largest wholesale liquor and wine distributor in Colorado outside of Denver.

Colorado City was incorporated in 1887 and Charles Stockbridge was elected the first mayor. Although bitterly opposed by an effort spearheaded by the IRIS, a Colorado City newspaper, Stockbridge was consequently re-elected to this position in two subsequent elections.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

See continuation sheet

UTM NOT VERIFIED
ACREAGE NOT VERIFIED

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY .1148

QUADRANGLE NAME Colorado Springs, CO

QUADRANGLE SCALE 1:24000

UTM REFERENCES

A 13 51115410 42991925
ZONE EASTING NORTHING

B
ZONE EASTING NORTHING

C

D

E

F

G

H

VERBAL BOUNDARY DESCRIPTION

The nominated property is situated on lots #15 and #16 in Block #149 in the O.L. & Q Second Addition of Colorado Springs, Colorado.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Deborah Edge Abele, Redevelopment Planner

ORGANIZATION

City Planning Department

DATE

December 13, 1979

STREET & NUMBER

P. O. Box 1575

TELEPHONE

(303) 471-6692

CITY OR TOWN

Colorado Springs

STATE

Colorado 80901

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

Arthur C. Townsend

DATE June 23, 1980

TITLE State Historic Preservation Officer

DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

Lowell Ray Luce
KEEPER OF THE NATIONAL REGISTER

DATE

9/11/80

ATTEST: *Paula Thomas Reed*
CHIEF OF REGISTRATION

DATE

9/5/80

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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CONTINUATION SHEET Significance ITEM NUMBER 8 PAGE 2

While mayor of Colorado City, the Stockbridge residence was the center of much political activity. It was frequently the site of the town council meetings. On New Year's Eve in 1890, a fire broke out destroying the house. Rumored to be intentionally set, Stockbridge rebuilt his home, took out extensive fire insurance and even hired a watchman to patrol it. Despite these precautions, another fire broke out and the second home was also destroyed. Resolving to build a home that "neither fire nor hail nor the wrath of his fellow citizens could destroy," Charles Stockbridge built the house presently located at 2801 West Colorado Avenue.¹ Completed in 1891, it still stands today as testimony to Charles Stockbridge's resolution and as a reminder of the colorful past of Colorado City.

¹Lorene Baker Englert, "History of a Site" (speech given before the Historical Society of the Pikes Peak Region, Colorado Springs, Colorado, August 21, 1951) .

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Major Bibliographical

CONTINUATION SHEET References ITEM NUMBER 9 PAGE 1

Englert, Lorene Baker. "History of a Site." Speech given before the Historical Society of the Pikes Peak Region, Colorado Springs, Colorado, August 21, 1951.

Gazette Telegraph. "Stockbridge, A Pioneer is Dead," November 29, 1899.

Gazette Telegraph. "Dowsers Discover Tunnels Under Stockbridge House," January 29, 1979.

Old Colorado City Historic Inventory. Colorado Springs: City Planning Department, 1976.

Ormes, Manley Dayton. The Book of Colorado Springs. Colorado Springs: The Denton Printing Company, 1933.

Portrait of Biographical Record of the State of Colorado. Chicago: Chapman Publishing Company, 1899.

Property Stockbridge House

State Col. Col. Park Working Number 7/180/1756

80005896

TECHNICAL

CONTROL

Photos /

Maps /

HISTORIAN

This is an eclectic late 19th century building showing ARCHITECTURAL HISTORIAN influence of the Romanesque and Queen Anne styles. It was built as the home of Charles Stockbridge first mayor of Colorado Springs in 1871. He was a politically controversial figure who established a large lumber and liquor business. Additionally the site upon which the building stands is important as the location of the first building in Colorado City.

ARCHEOLOGIST

Accept. P. Reed 9/5/80

OTHER

HAER

Inventory _____

Review _____

REVIEW UNIT CHIEF

Accept. P. Reed 9/5/80

BRANCH CHIEF

KEEPER

National Register Write-up _____

Send-back _____

Entered _____

Federal Register Entry 2.3.81

Re-submit _____



MOTEL

2801

2801
May 29

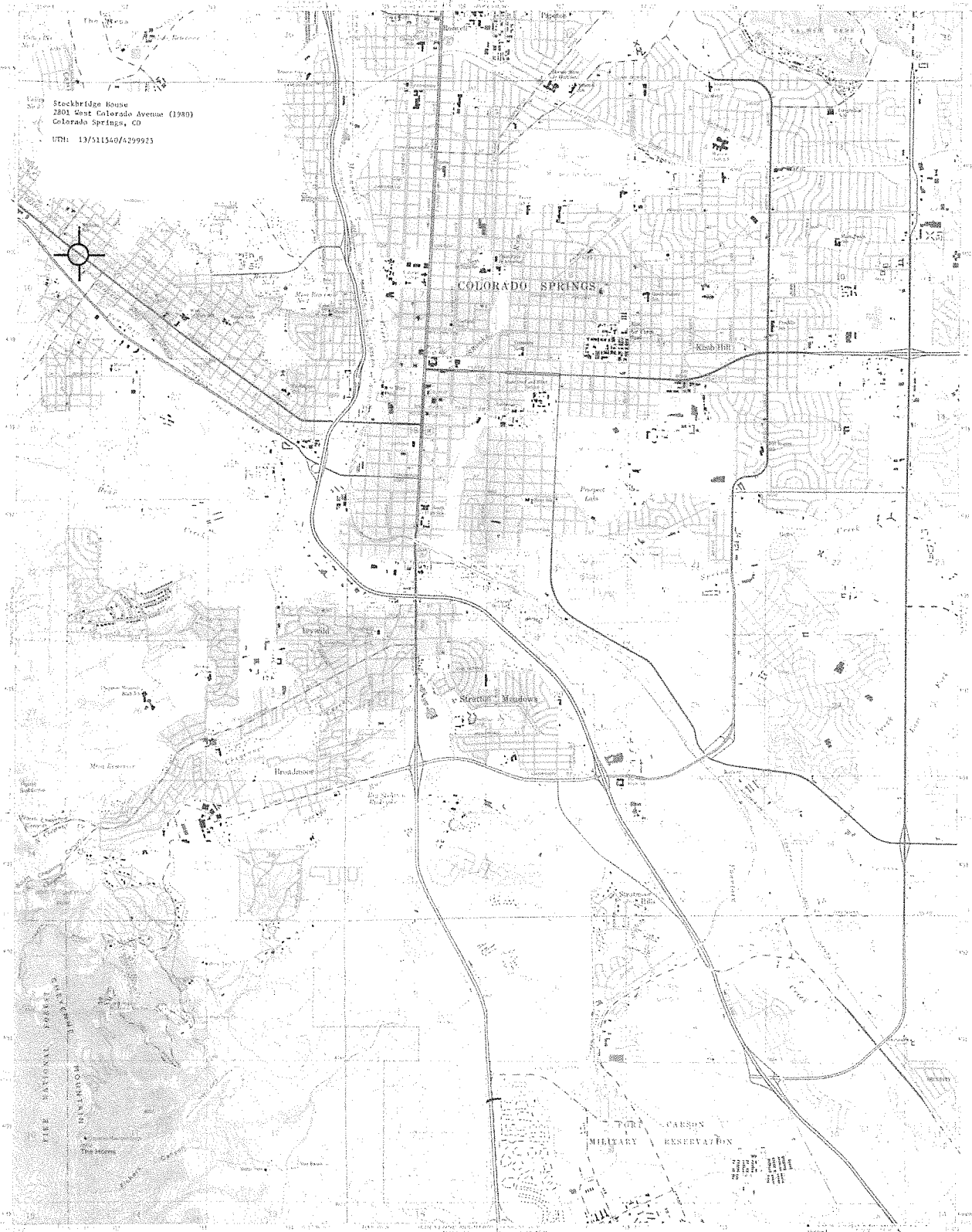
Amarillo
MOTEL

Louden
PROPERTY
OFFICE
2801 E. WARDEN
AMARILLO, TEXAS

Stockbridge House
2801 W. Colorado Avenue (1980) *Ed Pace Co.*
Colorado Springs, Colorado
Photographer: Jon Abele
Date of Photograph: December 1979
Negatives in possession of Colorado | | 1980
Preservation Office
View: Main (North/right) and east facades
Photographer looking southwesterly

JUL 1 1980

Stockbridge House
2801 West Colorado Avenue (1980)
Colorado Springs, CO
UTM: 13/511540/6299923



Map scale 1:25,000
Vertical datum: NAVD83
Horizontal datum: NAD83
Projection: UTM
Zone: 13N
Datum: North American Datum of 1983
Scale: 1:25,000
Vertical datum: NAVD83
Horizontal datum: NAD83
Projection: UTM
Zone: 13N
Datum: North American Datum of 1983

Stockbridge House
2801 West Colorado Avenue (1980)
Colorado Springs, CO
UTM: 13/511540/6299923

ROAD CLASSIFICATION
Interstate
Federal
State
County
Local
Unimproved
Trail
Other

COLORADO SPRINGS, COLO.
Scale: 1:25,000
1961
Revised 1980
1:25,000



ENTRIES IN THE NATIONAL REGISTER

STATE COLORADO

Date Entered

SEP 11 1980

Name

Location

Evans-Elbert Ranch

Idaho Springs vicinity
Clear Creek County

Stockbridge House

Colorado Springs
El Paso County

Also Notified

Honorable William L. Armstrong

Honorable Gary Hart

Honorable James P. Johnson

Honorable Kenneth B. Kramer

State Historic Preservation Officer

Mr. Arthur C. Townsend

Colorado Heritage Center

1300 Broadway

Denver, Colorado 80203

NR

Byers/jms

9/24/80

For further information, please call the National Register at (202)343-6401.

